

# Gillespie Field 70–Acre Redevelopment Project

Draft Program Environmental Impact Report  
(PEIR)

Project Briefing to the Gillespie Field  
Development Council

Sept 20, 2011

# Background

- ▶ 2005: Airport Layout Plan Update & Narrative Report, and FAA Letter of Instruction
- ▶ 2010: FAA required updated HazMat Studies
- ▶ 2011: 70-Acre Redevelopment only

# Project Description

- ▶ Redevelopment of the vacant 70-acre site
  - County – Infrastructure Improvements
  - Private Developers – Aviation Use Development



Vicinity Map

FIGURE

1-2

- Gillespie Field 70-acre Redevelopment Project: Vicinity Map

# Project Objectives

- ▶ Meet existing unmet and forecast market demand
- ▶ Comply with Federal grant assurances
- ▶ Revenue-generating asset to the County and the surrounding communities



# Potential Significant Environmental Effects

Biological Resources



Hazards &  
Hazardous Materials



Traffic &  
Transportation



# Next Steps

- ▶ CEQA Draft PEIR 45-day Public Review
  - Sept. 15–Oct. 31
  - Board of Supervisors Approval: *Anticipated March 2012*
- ▶ NEPA Draft EA: Currently under FAA review
  - FAA Approval: *Anticipated February 2012*

# Draft PEIR Public Review Open House

## Date & Time:

October 5  
5:30 – 7:30 pm

## Location:

Gillespie Field Airport  
Administration Building  
1960 Joe Crosson Drive  
El Cajon, CA 92020



# Documents Available at:

- ▶ <http://www.sdcountry.ca.gov/dpw/environment/envrnsvcs.html>
- ▶ El Cajon Library
- ▶ Gillespie Field Admin Bldg
- ▶ DPW–Environmental Front Desk

# Schedule

- ▶ GFDC recommendation to the BOS Jan 2012
- ▶ FAA FONSI Feb 2012
- ▶ BOS Certification Mar 2012
- ▶ Phase 1 Full Project Design\* Dec 2012
- ▶ Phase 2 Construction\* Dec 2013
- ▶ Phase 3 Construction\* Dec 2014

# Cajon Air Center: Total ACIP Costs

Phase	Description	Total Cost (in millions)	ACIP
	Grants already received	\$0.23	Past
	NEPA Haz Mat Studies - received	\$0.17	2011
I	Environmental and Design	\$3.7	2012
II	Grade Entire Site Drainage Improvements Street Improvements	\$15.0	2013
III	Taxiways, Ramps and Utilities associated with Parcels 1, 2, 8 & 9	\$11.5	2014
IV	Taxiways and Utilities associated with Parcels 3, 4, 5, 6 & 7	Future	Future
<b>Grand Total</b>			<b>\$30.6</b>

# Cajon Air Center: Total Funding Request

- ▶ Funding plan per ACIP
  - Environmental = \$2.3M
  - Design = \$1.8M
  - Construction = \$26.5M

**TOTAL = \$30.6M**

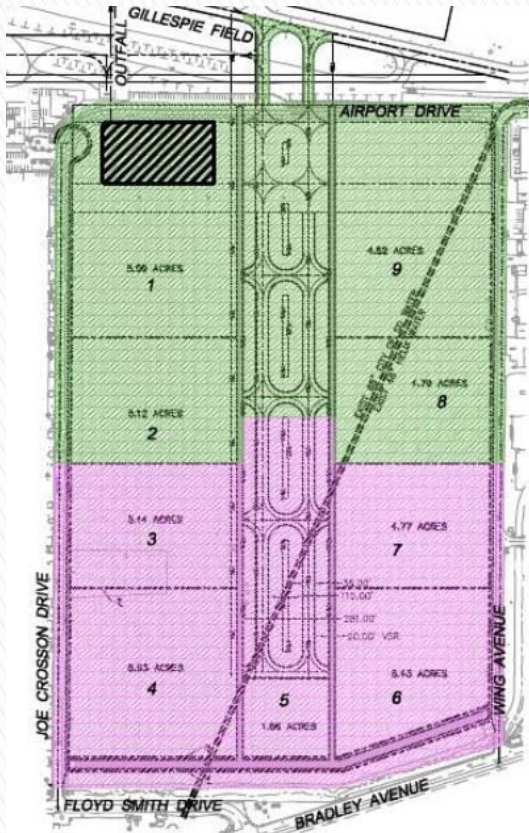
**Requesting \$29.13M from FAA**

**AEF will pay \$1.5M**

# Request for Proposals

- ▶ Draft to GFDC Sep 2012
- ▶ Publish RFP\* Nov 2012
- ▶ 1<sup>st</sup> Submittals May 2013
- ▶ Select Semi-finalists Jul 2013
- ▶ 2nd Submittals Oct 2013
- ▶ Select Developers\* Jan 2014

# Parcels for Private Development



- ▶ 4 parcels in initial development phase – Total 19.82 Acres
- ▶ Interest from over 135 potential developers
- ▶ Phase III funding in place before agreements

RFP 1<sup>st</sup> 4 parcels (green)

Other parcels (pink)  
developed in future



# Private Development

- ▶ Prepare Leases / CEQA Jan 2014 – Jun 2014
- ▶ GFDC Recommendation Jul 2014
- ▶ Leases to BOS Aug 2014
- ▶ Lessees get permits Aug 2014 – Dec 2015
- ▶ Lease Commencement Jan 2015
- ▶ Start Private Construction Jan 2015

# Suggested Motion

**TO SUPPORT THE  
GILLESPIE FIELD  
70-ACRE REDEVELOPMENT  
PROJECT AND SUBMIT  
ENDORSEMENT FOR COUNTY  
RECORD**